

## SIMMS QUALITY

- Homeowner Final Walk Thru with Charles H. Simms or Robert K. Simms, Builders
- On-Site Inspection Available at Any Time with Builder
- Third & Fourth Generation Local Builders
- National Multi-Family Builder of the Year in 1995
- President of the Dayton Home Builders Association in 1999 (Charles) & 2020 (Robert)
- President of Ohio Home Builders Association, 2008 (Charles)
- Builder of the Year 2004 & 2013, Dayton Home Builders Association
- One-Year Full Coverage Builder's Warranty
- Brand Name Manufacturers' Warranties
- Ten-Year Structural Warranty

## COMMUNITY FEATURES

- Located in the Heart of Downtown Springfield at Center & Main Streets
- Guest Parking Spaces Available in On-Site Parking Areas
- Decorative Brick Pavers and Street Lights on Sidewalks
- Located Across the Street from Commons Park
- Walking Distance to All Downtown Amenities and Wittenberg University
- 15 Year Property Tax Exemption - Tax On Land Only



*simmsdev.com*

## INTERIOR

- Attached 1-Car Garage with Storage Area
- Exposed Ceiling Trusses - Living Level
- Trey Ceiling - Master Bedroom
- Oversized Low E Vinyl Double-Pane Tilt-In Windows with Screens
- Painted Raised Five Panel Doors
- Pendant Light Fixtures Over Kitchen Island
- Washer/Dryer Area
- LVP Flooring - Kitchen, Bathrooms, Laundry Area, and Foyer
- Wall-to-Wall Quality Carpet - Stain Resistant with 6 lb. Padding - Living Room, Upstairs Hall and Bedrooms
- Pre-Wired Telephone - Each Outlet Four Line Capacity - CAT 5E - Per Plan
- Pre-Wired Cable Television - High Speed - Per Plan
- Pre-Wired Audio - Living Level and Master Bedroom
- Smoke Detectors - Hardwired with Battery Back-Up, One CO<sup>2</sup> Detector
- Pre-Wired for Garage Door Opener
- Door Bell with Chime
- LED Lighting Throughout
- Pre-Wired for Ceiling Fan/Light Fixture in Living Room, Bedrooms and Live/Work Space
- Vinyl Clad Shelving in Closets
- Water Softener Rough-In
- Sherwin Williams SherSrub Supreme Interior Latex Paint - 2 Coats

## EXTERIOR

- Full Brick with Limestone Address Blocks
- Landscaped Planting Beds in Front Common Areas
- Concrete Walks, Blacktop Streets
- 2 Waterproof Exterior Electric Outlets
- Decorative Front Door Lock with Deadbolt
- 8' x 6' Wood Deck off Living Level with Composite Deck Boards and Aluminum Railings

## KITCHEN & BATHS

- Country Wood High Quality Cabinets with Decorative Hardware - Choice of Styles/Colors
- Whirlpool Quality Appliances: Range, Dishwasher, Self-Venting Range Hood, Microwave
- Wilsonart/Formica High Def Countertops in Kitchen
- Double Bowl Stainless Steel Sink with Single Handle Faucet in Kitchen
- Pre-Plumbing for Ice Maker Line
- Pantry Cabinet in Kitchen
- Cultured Marble Countertop in Master Bath with Wave Bowl
- Moen Faucets
- Full Size Plate Glass Mirrors - Bathrooms
- Pedestal Sink in Half Bath

## ENERGY EFFICIENT SYSTEM

- Central Air Conditioning - 13 SEER
- 96% High Efficiency Gas Furnace
- Fiberglass Insulation
  - R-15 and R-19 Exterior Walls
  - R-38 Roof Ceilings
  - R-19 Garage Ceilings
- Flat Roof with Parapet Walls
- Insulated Raised Panel Fiberglass Front Door
- 2' x 6' Front and Rear Exterior Walls
- Raised Panel Insulated Steel Garage Door
- Low E Insulated Double-Pane Vinyl Windows
- Meets Council of American Building Officials' Model Energy Code
- RESNET Energy Smart Builder

